



Community Development Department
Current Planning Division
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MEMORANDUM

City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: November 8, 2018
Subject: **DR2018-0102/LD2018-0029 BSD Maintenance Facility Remodel**

Please find attached the Notice of Decision for **DR2018-0102/LD2018-0029 – BSD Maintenance Facility Remodel**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2018-0102/LD2018-0029 (BSD Maintenance Facility Remodel), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2018-0102/LD2018-0029 – BSD Maintenance Facility Remodel, is 4:30 p.m., November 20, 2018.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Sierra Davis, Associate Planner, at (503) 526-2652.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Sierra Davis** by calling 711 **503-526-2652** or email **sdavis@beavertonoregon.gov**



STAFF REPORT

DATE: November 8, 2018

TO: Interested Parties

FROM: Sierra Davis, Associate Planner

PROPOSAL: **BSD Maintenance Facility Remodel**

LOCATION: 2180 SW 170th Avenue
Assessor's Map # 1S107AA Tax Lot 200 and 600
1S108BB Tax Lot 1000

ZONING: Station Community – Employment Subarea 3 (SC-E3)

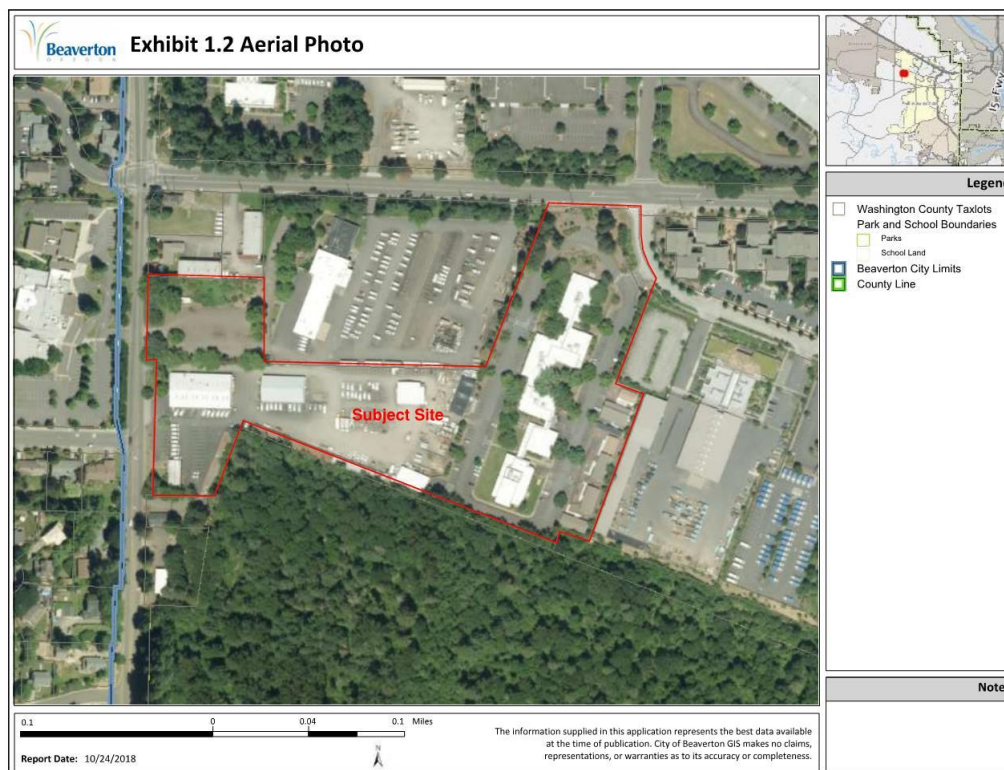
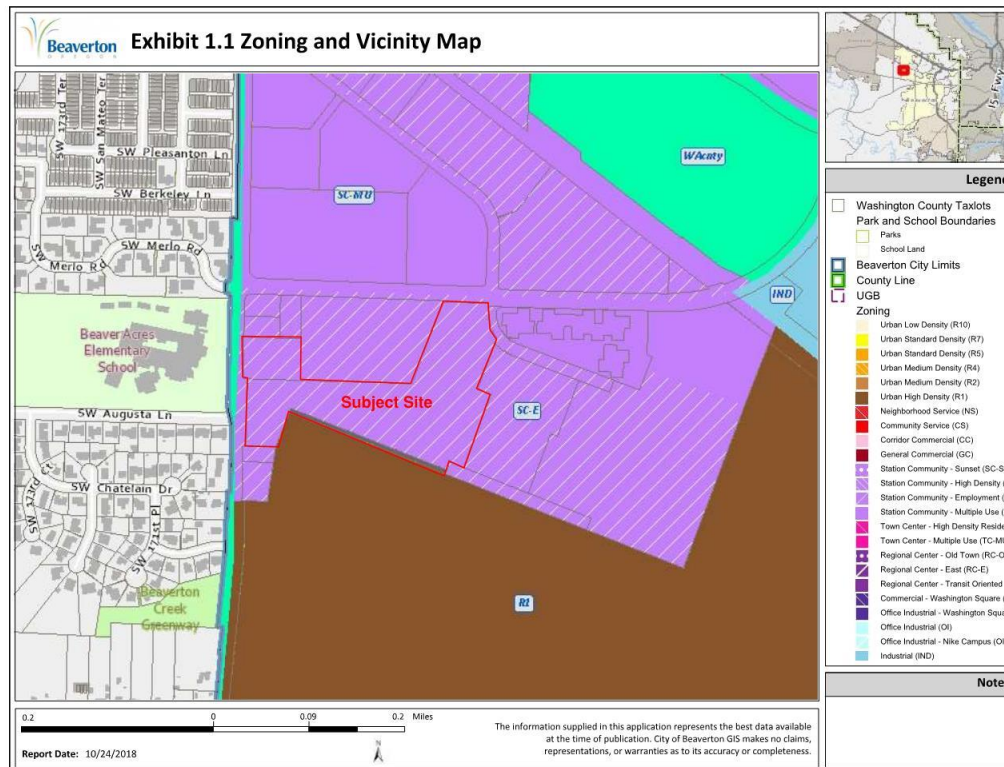
SUMMARY: The applicant requests approval of a Design Review Two and Land Division-Replat Two applications for additions and modifications to the existing school district maintenance and fleet storage facility. A Design Review Two application is requested for an addition to an existing building and modification of the parking and on-site circulation. A Land Division-Replat Two application is requested for the reconfiguration and replat of the existing underlying lots.

PROPERTY OWNER: Beaverton School District
16550 SW Merlo Road
Beaverton, OR 97003

APPLICANT'S REPRESENTATIVES: Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97205

RECOMMENDATION: **APPROVAL of DR2018-0102 / LD2018-0029 BSD Maintenance Facility Remodel, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP



BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
DR2018-0102	July 18, 2018	Sept. 19, 2018	January 17, 2019	Sept. 19, 2019
LD2018-0029	July 18, 2018	Sept. 19, 2018	January 17, 2019	Sept. 19, 2019

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions:

Zoning	Station Community – Employment Subarea 3	
Current Development	Maintenance Facility and Fleet Storage	
Site Size	Approximately 12 acres	
NAC	Five Oaks / Triple Creek	
Surrounding Uses	<u>Zoning:</u> North: SC-MU South: R-1 East: SC-E West: County Land	<u>Uses:</u> North: Residential and Commercial South: THPRD Regional Park and Residential East: Offices West: School

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical and Recommendation Report	FR1-10
Attachment B: DR2018-0102 <i>Design Review Two</i>	DR1-9
Attachment C: LD2018-0029 <i>Replat Two</i>	LD1-5
Attachment D: Conditions of Approval	COA1-8

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
DR2018-0102/LD2018-0029 – BSD MAINTENANCE FACILITY MODIFICATION**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the applications as identified below:

- The proposal is for a Design Review Two and Land Division – Replat Two approval for additions and modifications to the existing school district maintenance and fleet storage facility. The project includes an addition to an existing building, modification of the parking and on-site circulation, and replat of the existing underlying lots.
- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Water, Sewer, Storm Water

The applicant states that the critical facilities available to serve the existing maintenance yard can serve the proposed development. The Tualatin Valley Water District (TVWD) will continue to be the water service provider and a letter from TVWD has been submitted with the application confirming that the site will still be served. The City will be the storm drainage and sanitary sewer provider for the site and the city utilities are sufficient to support the new improvements. The project landscape architect and civil engineer have prepared plans for landscaping and site grading. A service provider letter from Clean Water Services has been provided with the application stating that the project will not significantly impact the existing or potentially sensitive areas.

Transportation

The proposal is to modify existing on-site circulation and parking for the existing employees. The project does not meet the threshold for a Traffic Impact Analysis or require off-site improvements. Although off-site improvements are not required, the applicant is proposing off-site improvements on SW 170th Avenue, including: a left-hand turn lane (southbound) into the southern driveway; realignment of the main driveway with Augusta Lane; closure of an existing driveway to the north of the main building; and a new street light. Washington County has provided conditions for the off-site improvements as contained in Conditions of Approval section of this report. The proposed off-site improvements will result in better on- and off-site circulation of vehicles.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). The project has been designed in accordance with the fire apparatus access requirements outlined by TVF&R.

Staff finds that the proposed development will provide the required critical facilities, as conditioned.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that the proposal includes improvements to a school district facility and is intended to support school operations. As a non-residential use, it will not generate additional improvements or impact school capacity. Tri-Met provides transit service to the site and the proposal will not require additional transit service. The City of Beaverton Police Department will provide service to the site and the project will not require additional protection services beyond the current level of service. The pedestrian and bicycle facilities will be enhanced to provide new connections to the street and also internal connections to parking areas and buildings. As the improvements are not anticipated to incur additional trips to the site or require additional bicycle parking spaces, no off-site pedestrian or bicycle

improvements are proposed. Staff finds essential facilities and services are available to serve the proposed development.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The property is zoned Station Community Employment (SC-E). Public buildings are conditionally permitted in this zone, unless the use was established prior to February 7, 2002, then it is permitted. The use was established 1977, therefore the use is permitted. The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the SC-E zone. Staff also refers to the table summary for Chapter 20 development standards hereto.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) in the separate findings prepared for the Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

Section 60.15 of the Development Code specifies that land division applications, including Replat 2 applications, adhere the specific grading standards when grading a site within 25 feet of a residentially zoned property. The proposed grading plan is minimal, with limited grading to the parking area and to manage stormwater on-site.

Section 60.30 of the Development Code specifies a minimum and maximum number of required off-street vehicle and bicycle parking spaces. The required number of vehicle parking spaces is a ratio based on number of vehicles per 1,000 square feet of gross floor area. The existing gross floor area of the five buildings is 28,091 square feet and a proposed addition of 1,000 square feet. The public building use requires a minimum ratio of 2.7 parking spaces to floor area and a maximum allowable ratio of 4.1 parking spaces to floor area. The proposed project would require a minimum of 79 parking spaces and allows a maximum of 119 parking spaces. The site contains 90 parking spaces for employees and visitors and 118 parking spaces for fleet vehicles. There are a total of 208 proposed parking spaces on-site; however, the fleet vehicle parking space are not included in the required parking calculations. The project provides more than the required 79 parking spaces.

Bicycle parking facilities are not required for public building uses.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60 by meeting the conditions of approval at the end of this report.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The applicant states that the Beaverton School District is the property owner and is responsible for the development and maintenance of the site. The proposal does not prevent the school district from adequately maintaining the site. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

Therefore, staff finds that the proposal meets the criterion for approval.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

FINDING:

The proposal includes new safe and efficient vehicle and pedestrian circulation patterns throughout the site and the new parking area. The applicant states that there are two vehicular access points on the site to separate fleet vehicle traffic from employee vehicle traffic, which currently is combined. Employees will enter via the north driveway off of SW 170th Avenue to the new employee parking lot. Frontier Communications, the previous owner of the employee parking lot area, will be granted an easement to access their site to the east over the proposed drive aisles.

Maintenance fleet vehicles will enter the site from the south driveway off of SW 170th Avenue. The buildings and parking areas will be reconfigured to allow for the turning radius for delivery vehicles and larger trucks.

Pedestrian walkways connect from the new employee parking area and the street to the main entrance of Building 1 and Building 5 to the south. Walkways to buildings 2, 3, 4, 6, 7, and 8 and the associated outdoor storage and service areas in the maintenance yard are not connected to by concrete walkways but will have painted asphalt walkways. The primary use of these areas on the site is for movement of equipment and materials, often using forklifts and trucks, which would present a conflict with pedestrians. The users of these area on the site are trained to work safely in these conditions and curbed walkways would not be safe or efficient.

Staff finds that that the proposed improvements will provide safe and efficient circulation patterns that are consistent with the use of the site.

Therefore, staff finds that the proposal will meet the criterion for approval.

G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

FINDING:

The applicant states the project includes the following improvements to the safety and efficiency of the surrounding circulation system:

- The south access drive will be moved to align with SW Augusta Lane to improve the safety of the intersection. The north access drive will be aligned with the main egress drive from Beaver Acres Elementary School.
- The restriping of SW 170th Avenue will create a center turn lane along the southern portion of the site frontage. This will allow southbound left turns into the access for the fleet vehicle access drive, improving both the safety and efficiency of this access point.

- An existing third access drive, north of Building 1, will be eliminated as a result of this project, reducing the number of access points along the frontage.
- The access drives will be separated as a result separating the parking areas for these two users. This will improve safety by reducing potential conflicts between larger maintenance fleet vehicles and equipment and passenger vehicles of employee/visitors.

Therefore, staff finds that the proposal meets the criterion for approval.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

FINDING:

The Deputy Fire Marshal has reviewed the proposal and finds that by meeting the Conditions of Approval the proposal will meet the intent of the fire code for fire department access to and through the entire site. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

FINDING:

All structures and facilities serving the site will be design in accordance with adopted City codes and standards. Compliance with vision clearance, lighting and glazing standards will provide protection from crime and accidents. Fencing around the site will provide security. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions. The submitted plans show various points along the property line that exceed the 0.5 foot candle allowance; however, a condition of approval has been proposed to ensure compliance with the City's Technical Lighting standards in Section 60.05 of the Development Code.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The applicant states that minimal grading is expected with this proposal and thereby not expected to affect neighboring properties. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm water system.

Therefore, staff finds that the proposal meets the criterion for approval.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that access to and into all publicly accessible parts of the buildings will be ADA accessible. All on-site walkways are paved, unobstructed, at least five feet wide, have a less than five percent slope in the direction of travel and have a two percent cross-slope. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, staff finds that the proposal meets the criterion.

- L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the land use applications on July 18, 2018 and was deemed complete on September 19, 2018. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Station Community –Employment Sub Area 3 (SC-E) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Public Buildings, Services and Uses	Public Buildings, Services and Uses are a conditional use if established after February 7, 2002.	The maintenance facility use was established in 1977; therefore, the use is permitted.	Yes
Development Code Section 20.05.15			
Minimum Lot Area	None	The replat will result in lot line adjustments for four existing parcels: Parcel 1: 5.828 acres Parcel 2: 5.492 acres Parcel 3: 6.031 acres Parcel 4: 5.078 acres	N/A
Yard Setbacks Minimums: Front Side Rear	None 20-feet* None *Side yard setback is 75 feet if abutting a residentially developed property, otherwise 20 feet.	The abutting property is not a residentially developed property; therefore, the applicant has provided a 20 foot setback for the new carport structure. Existing buildings to remain are considered non-conforming since they do not meet the 20-foot setback requirement.	Yes
Maximum Building Height	40 feet	Proposed structure is approximately 24 feet in height and the carport is approximately 15 feet in height.	Yes

Chapter 60 Special Requirements
Station Community –Employment Sub Area 3 (SC-E) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposal is to modify the parking and on-site circulations and add 1,000 square feet of floor area to an existing building.	See DR Findings
Development Code Section 60.15 – Land Division Standards			
On-Site Surface Contouring	0 to 5 feet from the property line: Maximum of two (2) foot slope differential from the existing or finished elevation of the abutting property.	The existing grade will be substantially maintained with minimal grading for the parking lot drainage.	Yes
Significant Trees and Groves	0 to 10 feet from the trunk of a significant tree or grove: No change in pre-development ground elevation	The existing grade will be substantially maintained with minimal grading for the parking lot drainage. The grade adjacent to the property line of the THPRD property will be maintained.	Yes
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking	Public Buildings, Services and Uses: Minimum: 2.7 parking spaces per 1,000 square feet of gross floor area, or 79 parking spaces Maximum: 4.1 parking spaces per 1,000 square feet of gross floor area, or 119 parking spaces	The site contains 208 parking spaces, 90 parking spaces for employees and visitors and 118 parking spaces for fleet vehicles. Fleet vehicle parking spaces are not included in the required parking spaces count.	Yes
Off-street bicycle parking	Public building use does not require bicycle facilities.	The applicant's proposal does not include bike parking spaces.	N/A
Development Code Section 60.55 – Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes

Development Code Section 60.60 – Trees and Vegetation			
Tree and Vegetation	Regulations pertaining to the pruning, maintaining, and migration/replacement of on-site trees.	Refer to Facilities Review findings herein.	Yes

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL
BSD MAINTENANCE FACILITY REMODEL
DR2018-0102**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

FINDING:

The applicant proposes an addition to an existing building, new carports, a new employee parking lot, and a redesign of the on-site circulation. This request meets thresholds No. 2 and 7 for Type Two Design Review identified in BCDC Section 40.20.15.2.A. Threshold 2 is for new construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any residential zone. The application includes a 1,000 square foot addition to an existing building and the construction of new carports for fleet vehicle storage and the site abuts two R1 residential properties to the south of the property. Threshold No. 7 is for any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces. The application includes the repaving of an existing parking lot and new paving to connect the parking lot to the north to the existing BSD maintenance facility yard. The new parking lot provides for a new circulation pattern and additional parking for employees.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The applicant paid the required associated fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

- 3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the application on July 18, 2018 and was deemed complete September 19, 2018. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

- 4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

Therefore, staff finds the proposal meets the criterion for approval.

- 5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

FINDING:

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards.

Therefore, staff finds the proposal meets the criterion for approval.

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Design Review Type Two application and associated replat for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review both applications at once.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0102 (BSD Maintenance Facility Remodel)**, subject to the conditions below (Attachment D).

Design Review Standards Analysis

Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.B and C Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	No buildings visible from and within 200 feet of the public street are being modified. The addition to an existing building is more than 200 feet from a public street.	N/A
Roof Forms		
60.05.15.2.D New structures in existing development be similar	The proposal is an addition to an existing structure, the roofline is an extension of the existing buildings roof structure and uses building materials that are similar to the existing utilitarian buildings	YES
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The applicant states that Building 3 will be covered by the attached canopy structure.	YES
Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	The applicant states that the new structures are over 200 feet from the street and are architecturally consistent with the contextually utilitarian maintenance buildings. The varying materials and colors provide visual interest.	N/A
60.05.15.4.C Non-residential foundation	No building will use concrete as a foundation material that extends above finished grade.	N/A
Roof-Mounted Equipment		
60.05.15.5.A - C Equipment screening	No roof mounted equipment is proposed with this application.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-C Building occupancy on street frontage	The width of the street frontage is approximately 510 feet; therefore, 178 feet of frontage would need to be occupied. No	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
requirement	buildings along the front property line are proposed to be modified and will remain as existing. The new buildings are located further back on the site for functionality of the maintenance yard.	
60.05.15.6.D-F Major Pedestrian Route	The site is not located on a major pedestrian route.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7	The site is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The building is greater than 200 feet from the public right of way.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	Pedestrian and bicyclist will access the site from a new walkway connection to SW 170 th Avenue. There are two vehicular access points to separate employee and visitor parking from maintenance fleet vehicles. The new fleet vehicle entrance will be realigned with SW Augusta Lane.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A and C Screen from public view	The applicant states that the trash/recycling storage area located along the southeast lot line is already screened from public view by an existing solid fence.	YES
60.05.20.2.B Loading docks and loading zones	The site does not contain any loading docks. The loading zones will not be visible from SW 170 th Avenue and the site is screened by a fence.	YES
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The applicant states that the Comprehensive Plan Transportation Element identifies a potential multi-modal connection through the northern	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	part of the site and the adjacent lot owned by Frontier Communications to connect to SW 170 th Avenue and SW Merlo Road. The potential connection is not desirable due to the movement of heavy equipment and fleet vehicles.	
60.05.20.3.B Direct walkway connection	A reasonably direct pedestrian walkway is planned between the street and the parking area and the primary entrance of Building No. 1.	YES
60.05.20.3.C Walkways every 300'	One direct walkway connection is provided from the street for a site with a width of approximately 508 feet.	YES
60.05.20.3.D Physical separation	The walkway connection through the parking lot is physically separated from adjacent parking spaces and vehicle traffic by landscape plantings, curbs and trees.	YES
60.05.20.3.E Distinct paving	All pedestrian walkways will be raised concrete walkways to contrast with the asphalt parking lot material.	YES
60.05.20.3.F 5' minimum width	The concrete walkways will be a minimum of five feet in width.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	The six-foot wide planter strip between the parking lot and the front lot line will include six trees and an evergreen hedge.	YES
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping	There are new landscape planters, landscaping and raised sidewalks in the new employee parking lot. The standards do not apply the fleet storage area since the parking spaces are not required per code.	YES
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not located on a Major Pedestrian Route nor does the project include detached residential	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	development.	
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-B Required sidewalk widths	Washington County has jurisdiction over 170 th Avenue and will not require frontage improvements as part of this project.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	The parking lot drive aisle is less than 100 feet long and provides direct access to parking stalls.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A.1 Minimum landscape 10%	The total landscaped area of the site is 11 percent. The landscape calculations do not include lawn or existing landscape area within the future ROW reservation along the site frontage.	YES
60.05.25.5.B Planting Requirements	All new landscaping has been designed to meet the minimum landscaping requirements including: 47 trees, 409 shrubs, and groundcover. The proposed landscaping exceeds the minimum requirements.	YES
60.05.25.5.C Pedestrian Plaza	No pedestrian plaza is proposed with this application	N/A
60.05.25.5.D Foundation Landscaping	No buildings within 200 feet from the street do not have windows on the ground floor elevation.	YES
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Fences and Walls		
60.05.25.9.A and B Fences and Walls	The existing perimeter chain link fencing with remain or be repaired. New fencing will be coated chain link with vinyl slats.	YES
60.05.25.9.C Masonry walls	No masonry wall are proposed.	N/A
60.05.25.9.E Fence Heights	All new fences are proposed to be six feet in height, which is allowed along arterial streets (170 th) in the front yard.	YES
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	Only minor grade changes are proposed between the property line and the interior of the site and do not change by more than 10 percent.	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	No stormwater swales are proposed to be located between the street and existing building.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No streams, wetlands, significant trees, or significant groves are located on site. There are sensitive on the adjacent	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	property; however, CWS concluded that the development proposed for the site would not impact the sensitive areas.	
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The side property line to the north, and the rear property line to the east all abut properties under the same zoning district as the site. The southeastern and southwestern property line abuts the Tualatin Hills Nature Park; however, the buffer standards do not apply since the site is already buffered by a natural feature at least 40 feet in width.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A-E Lighting Design Standards	Pole mounted luminaries and wall scones are proposed to provide adequate lighting for pedestrian and vehicular areas within the technical lighting standard requirements.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	Pole mounted luminaires are 20-feet in height in the parking area and will also illuminate the adjacent pedestrian walkways. Bollard lights are not proposed.	YES

**ANALYSIS AND FINDINGS FOR
REPLAT TYPE TWO APPROVAL
BSD MAINTENANCE FACILITY REMODEL
LD2018-0029**

Section 40.45.05. Land Division and Reconfiguration Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of the boundaries of land within the City of Beaverton.

Section 40.45.15.3.C Approval Criteria

In order to approve a Replat Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Replat Two application.

FINDING:

The applicant proposes the reconfiguration of existing lots that would affect two recorded plats. This request meets threshold No.3 for Type Two Replat identified in CDC Section 40.45.15.3.A. Threshold No. 3 is for the reconfiguration of lots, parcels, or tracts affecting more than one (1) recorded plat, or where the perimeter boundary of the recoded plat would change as a result of the proposed reconfiguration. A lot line was adjusted pursuant to a recorded deed and not a replat through the City of Beaverton. The BSD maintenance yard is located in the Beaver Acres plat and the additional land is located in the Cedar Creek Acres plat; therefore, the project meets threshold No. 3 because the reconfiguration affects two plat boundaries.

Therefore, staff finds that the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

FINDING:

The applicant paid the required associated fee for a Replat Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. The proposed Replat Two does not conflict with any existing City approval, except the City may modify prior approvals through the Replat process to comply with current Code standards and requirements.

FINDING:

The proposed replat does not conflict with any existing City approval and all proposed

parcels meet current Code standards and requirements.

Therefore, staff finds that the proposal meets the criterion for approval.

- 4. Oversized lots or parcels (“oversized lots”) resulting from the Replat shall have a size and shape that facilitates the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.**

FINDING:

The parcels are located in the SC-E3 zoning district that does not provide for minimum parcel size, nor minimum lot dimensions. Subdividing the parcels in the future will not be precluded or hindered based on the proposed lot sizes and dimensions.

Therefore, staff finds that the proposal meets the criterion for approval.

- 5. Applications that apply the lot area averaging standards of Section 20.05.15.D shall demonstrate that the resulting land division facilities the following:**
 - a. Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,**
 - b. Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impact on adjacent properties, and where a street is proposed, provides a standard street cross section with sidewalks.**

FINDING:

The application does not propose utilizing lot area averaging standards; therefore, this approval finding does not apply to the replat.

Therefore, staff finds that the criterion is not applicable.

- 6. *Applications that apply the lot averaging standards of Section 20.05.15.D. shall not require further Adjustment or Variance approvals for the Land Division.***

FINDING:

The application does not propose utilizing lot area averaging standards; therefore, this approval finding does not apply to the replat.

Therefore, staff finds that the criterion is not applicable.

- 7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.**

FINDING:

The applicant is not requesting a phasing plan.

Therefore, staff finds that the criterion is not applicable.

- 8. The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.**

FINDING:

The proposal will not eliminate pedestrian, utility service, or vehicle access to the site. New pedestrian and vehicular circulation will be constructed as part of the project that will realign pedestrian entrances to the site and realign the fleet vehicle driveway with SW Augusta Lane.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. The proposal does not create a parcel or lot which will have more than one (1) zoning designation.**

FINDING:

All properties are zoned SC-E and no re-zoning is proposed.

Therefore, staff finds that the proposal meets the criterion for approval.

- 10. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.**

FINDING:

The replat application has been filed concurrently with the Design Review application. The final plat will be submitted for review in compliance with BDC Section 40.45.15.8.

Therefore, staff finds that the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0102 (BSD Maintenance Facility Remodel)**, subject to the conditions below (Attachment D).

Land Division Standards Analysis

Section 60.15. Land Division Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Grading Standards		
60.15.10.3 On-site surface contouring	Only minor grade changes are proposed between the property line and the interior of the site.	YES
60.15.10.4 Significant Trees and Groves	The Tualatin Hills Nature Park is identified as a significant grove and no change in pre-development ground elevation is proposed within 10 feet of the Nature Park. Grade changes between 10 and 25 feet of the property line abutting the park do not change the existing slope by more than ten percent.	YES
Final Plat Standards		
60.15.15.1 Easements and rights-of-way	All easements have been reviewed by Site Development and are accurately shown on the plat. Washington County is also requesting a reservation strip for future right of way improvements.	YES
60.15.15.2 Building lines	All setbacks are in conformance as required in Chapter 20 of the Development Code.	YES
60.15.15.3 Dedications	No right-of-way dedications are proposed nor are they required at this time.	N/A
60.15.15.4 Homeowners Associations	No homeowners association associated with the subject site.	N/A
60.15.15.5 Monuments and bench marks	The applicant states that the District will establish all monuments and bench marks on the Final Plat.	YES
60.15.15.6 Street Trees	No street trees are proposed with this application as no frontage improvements are required.	N/A

CONDITIONS OF APPROVAL**A. Prior to issuance of the site development permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities including plantings, private streets, and common driveway/emergency access paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit a letter documenting that the County guarantees that the proposed project improvements, for which the City will ultimately be responsible to maintain, are to be constructed to City standard and that upon project completion copies of the as-built drawings (both mylar and electronic) for the project will be supplied to the City all as per Ordinance 4417 mandates. (Site Development Div./JJD)

6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the SW 170th Ave. and SW Merlo Rd. right of way. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
10. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
11. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
12. Submit plans for erosion control. If disturbance is one acre in size or greater, applicant shall use the 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) plan format for sites between 1 and 4.99 acres. If less than one acre in size, submit an erosion control plan incorporating CWS Standard Drawing #945. (Site Development Div./JJD)
13. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 2017-05 in regard to water

quality treatment and City of Beaverton Engineering Design Manual Chapter 3 requirements. (Site Development Div./JJD)

14. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)
15. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./JJD)
16. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
17. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
18. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces, in square feet. Calculations shall indicate the square footage of pre-existing impervious surfaces, all new impervious surface area created, and total final impervious surface area on the entire site after construction. (Site Development Div./JJD)
19. Pay a storm water system development charge in-lieu of constructing an on-site storm water quantity (winter detention & overall system conveyance) for the net new impervious area proposed. (Site Development Div./JJD)

20. Provide plans for street lights (Option C unless otherwise approved by the City Operations and Maintenance Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)

21. The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

The County's Transportation System Plan identifies SW 170th Avenue as an Arterial (5 lanes), which requires dedication of right-of-way to meet 51 feet from the centerline of the street. The proposed project does not meet the threshold for dedication of right-of-way at this time. The applicant has agreed to reserve the future right-of-way needs identified by the County's TSP for SW 170th Avenue. (Washington County/503-846-3843)

22. Submit to *Washington County Public Assurance Staff* (Washington County/503-846-3843):

a. Completed "Design Option" form, Geotech/Pavement Report (if required), Engineer's Checklist (Appendix "E" of the County Road Standards).

b. \$3,750.00 Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the

project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

- c. A copy of the City's Notice of Decision and County's Letter dated October 3, 2018.
- d. Preliminary certification of adequate sight distance for each access point to SW 170th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as, a detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>
- e. Two (2) sets of complete engineering plans for construction of the following public improvements to County Standards:
 - i. Construction of two private driveways (located on Tax Lot 200 and 600) on SW 170th Avenue to County Standards.
 - ii. Provide for a left-turn lane (southbound) on SW 170th Avenue to serve the new southern access that will be aligned with Augusta Lane to County Standards.
 - iii. Closure of two (2) existing accesses (Tax Lot 600) on SW 170th Avenue to County standards.
 - iv. Installation of a street light at both access driveways on SW 170th Avenue to County standards.
- 23. The following shall be recorded with Washington County (Scott Young – 503.846.7933):
 - a. Provision of a non-access reservation along the entire site's 170th Avenue frontage, with the exception of the two (2) existing accesses (refer to site plan).
 - b. An easement for street lights at both accesses on SW 170th Avenue, as required per the approved plans.

24. Obtain a Washington County *Facility Permit* upon completion of the following:

Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 22.e. (Washington County/NV)

NOTE: The Public Assurance staff will send the required forms to the applicant's representative after submittal and approval of items listed under Condition 21.

25. The Building Plans shall demonstrate that the following Tualatin Valley Fire & Rescue (503-259-1414) criteria and conditions are met:

- a. Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
- b. The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
- c. Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
 - i. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 - ii. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 - iii. Electric gates shall be equipped with a means for operation by fire department personnel. Electric automatic gates shall comply with ASTM F 2200 and UL 325.

B. Prior to building permit issuance, the applicant shall:

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

27. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

C. Prior to approval of the final plat, the applicant shall:

28. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
29. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/SD)

D. Prior to occupancy permit issuance, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
32. Provide plans for street lights (Option C unless otherwise approved by the City Operations and Maintenance Director) and for the placement of underground utility lines within the site and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
33. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

34. Obtain a Finaled Washington County Facility Permit, contingent upon the following: The road improvements required in condition 1.e. above shall be constructed, completed, and accepted by Washington County (Washington County/NV).
35. Ensure all site improvements, including landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SD)
36. Ensure installation of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit C", except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries and shall not exceed 0.5 foot-candle outside at the property line. (Planning/SD)

E. Prior to release of performance security, the applicant shall:

37. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
38. Provide evidence of a post-construction cleaning, system maintenance, and filter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a manufacturer's qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)